



Windsor Road, Yaxley Peterborough  
**£450,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Spacious Detached Bungalow
- Four Double Bedrooms
- Wet Room & Separate Shower Room
- Kitchen/Dining Area & Family Area
- Lounge & Conservatory

Situated in a Non Estate Location within easy access to the local shops, schools and on good road /transport links, in brief the accommodation comprises of, Entrance Hall with doors giving access to the Lounge, Bedrooms One and Two, Wet Room which includes a shower area, overhead shower, hand held shower attachment, low level WC, wash hand basin, heated towel rail, tiled walls, Family Sitting Area with an archway to the Kitchen/Dining Area which has a range of fitted base and eye level units, cupboards and drawers, worktop space, sink unit, built-in electric oven and grill, gas hob, extractor over, space for fridge/freezer, plumbing for a washing machine and dishwasher, Inner Hallway door to the side and doors giving access to the separate Shower Room comprising of a walk-in shower cubicle, low level WC, wash hand basin with storage under,



Bedrooms Three and Four, off the fourth bedroom French doors to the Conservatory with French doors to the rear garden, Outside to the front block paved driveway providing Off Road Parking with various plants and shrubs, from the side there is double wooden gates open out into the rear garden and a further driveway providing extra Off Road Parking and leads to the Single Garage, the generous Rear Garden is laid mainly to lawn with a paved patio seating area and two storage sheds.

Entrance Hall:

Lounge:

Bedroom 1:

Bedroom 2:

Wet Room:

Family Seating Area:

Kitchen/Dining Area:

Inner Hallway:

Separate Shower Room:

Bedroom 3:

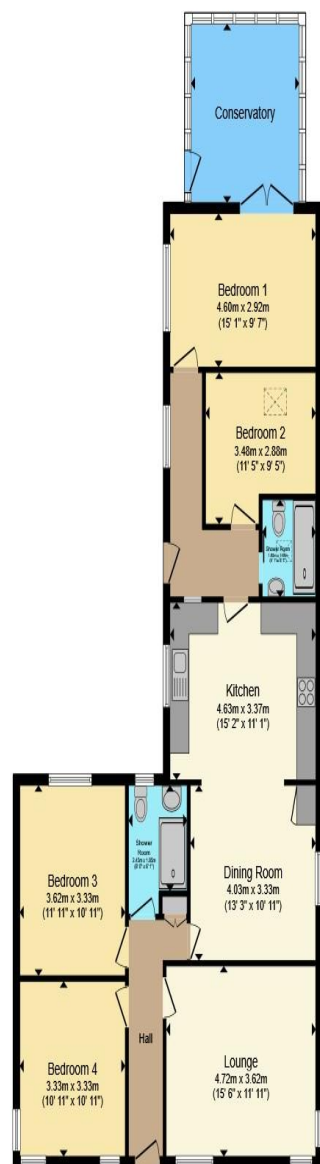
Bedroom 4:

Conservatory:

All measurements are listed on the floor plan.

Agents Notes: Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee





Total floor area 128.0 m<sup>2</sup> (1,378 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:  
**01733 245400**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX204080 - 0002

